

2 A RESOLUTION OF THE PLANNING COMMISSION
3 RECOMMENDING CONDITIONAL APPROVAL OF THE
4 ST. VRAIN SANITATION DISTRICT MINOR SUBDIVISION
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7 Be it resolved by the Planning Commission of the Town of Frederick, Colorado:
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9 Section 1. The Frederick Planning Commission finds that:

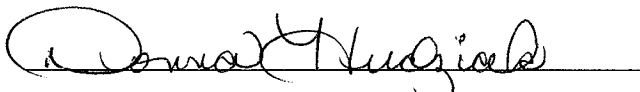
- 10 1.1 An application for a minor subdivision to create two lots within the Saint Vrain
11 Sanitation District (a.k.a. former Tri-Area Sanitation District) site has been
12 submitted.
13 1.2 Said application was found to be complete through the review process.
14 1.3 Said application was considered during a public meeting opened July 21, 2009.
15 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
16 1.5 Said application can conform to the criteria of Section 4.7.9.c of the Frederick
17 Land Use Code, provided certain conditions are met.

18 Section 2. This resolution constitutes the written report, findings and decision of the Town
19 of Frederick Planning Commission.

20 Section 3. On the basis of the above, the Town of Frederick Planning Commission
21 recommends approval of the application, subject to the following conditions:

- 22 1. Prior to any future development a new access meeting applicable engineering
23 requirements may be required from Colorado Boulevard.
24 2. Parks dedications shall be determined at the time of future development, as
25 determined by Code requirements that exist at time of application.
26 3. As a Plat Note the following will be added: "A second easement or access to Lot 2
27 shall be required prior to the development of Lot 1, if not already in existence.:

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29 This resolution approved this 5th day of January, 2010 by a vote of 4 to 0.
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32 Acting Chairman Donna Hudziak, Planning Commission
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